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| Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Nancy Hoffmeier Zamora (SBN 137326) U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, CA 90071 Tel. 213-488-9411 Fax 213-488-9418 e-mail: zamora3@aol.com | FOR COURT USE ONLY |
| UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA | |
| In re: Krikor Ghadanian and Narine Ghadanian Debtor(s). | CASE NO.: 1:12-13742-VK |

NOTICE OF SALE OF ESTATE PROPERTY

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| Sale Date: 11/30/12 | Time: 2:00 p.m. |
| Location: Ctrm. 301, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367 | |

Type of Sale: ☒ Public ☐ Private Last date to file objections:
11/16/12

Description of Property to be Sold: Single Family Residence located at
13621 Hartland Street, Van Nuys, California 91405

Terms and Conditions of Sale: as-is, where-is; other terms in agreement attached to sale motion

Proposed Sale Price: \$370,000.00

Overbid Procedure (If Any): not applicable

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Nancy Hoffmeier Zamora, Chapter 7 Trustee
U.S. Bank Tower
633 West 5th Street, Suite 2600, Los Angeles, CA 90071
Tel. 213-488-9411; Fax 213-488-9418
e-mail: zamora3@aol.com

Date: 10/4/12

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071

A true and correct copy of the foregoing document entitled (*specify*):

NOTICE OF SALE OF ESTATE PROPERTY

will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On October 4, 2012, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

United States Trustee (SV), ustpreion16.wh.ecf@usdoj.gov; Nancy J. Zamora, zamora3@aol.com, nzamora@ecf.epiqsystems.com; Miguel A. Munoz miguel@miguelmunozlaw.com; Shai S. Oved ssoesq@aol.com; Gilbert B. Weisman notices@becket-lee.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On October 4, 2012, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtors: Krikor and Narine Ghadianian, 13621 Hartland Street, Van Nuys, CA 91405
Raffy Ghadianian, 13621 Hartland Street, Van Nuys, CA 91405
George Ghadianian, 13621 Hartland Street, Van Nuys, CA 91405
Behnaz Tavakoli, Rodeo Realty, Inc., 23901 Calabasas Road, Suite 1050 Calabasas, CA 91302
Samuel R. Biggs, CPA, Biggs & Co., 3250 Ocean Park Boulevard, Suite 350, Santa Monica, CA 90405
Jenica Pivnik, Encore Escrow Company, Inc., 23901 Calabasas Road, #1033, Calabasas, CA 91302
Tom Lerette, Progressive Title Company, 425 W. Broadway, Suite 300, Glendale, CA 91204
Hayk Kocharyan, c/o Nerses Ananyan, Titus Realty, Inc., 14547 Titus St., #201, Panorama City, CA 91402
The Honorable Victoria Kaufman, U.S. Bankruptcy Court, SFV Division, 21041 Burbank Boulevard, Suite 312, Woodland Hills, CA 91367

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on October 4, 2012, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

October 4, 2012 Jovannie Salcedo
Date Printed Name

/s/ Jovannie Salcedo
Signature